

PLANNING, ZBA & TOWN MEETING MONDAY, OCTOBER 16, 2023

MEMBERS PRESENT: PLANNING:
ZBA: JEFF MULLIGAN, BOB WESTFALL, DIANE ATTEA, CINDY KELLEN
ABSENT: PLANNING BOARD PORTION OF MEETING WAS CANCELLED
OTHERS: BRIAN GLISE (CEO, AVON), MATTHEW SOUSA (MRB GROUP)
VISITORS: KITTY BRESSINGTON, JIM CARGNONI
CLERK: KIM MCDOWELL

Jeff Mulligan called the meeting to order and stated the Planning Board members are not present since the application before us is for the ZBA.

ZBA Board members, as well as Brian Glise, Matthew Sousa, and Kim McDowell introduced themselves to those present.

Jeff Mulligan reviewed the emergency exits for all present.

MOTION TO OPEN THE MEETING WAS MADE BY DIANE ATTEA; SECONDED BY CINDY KELLEN.

JEFF MULLIGAN - AYE
CINDY KELLEN- AYE
BOB WESTFALL- AYE
DIANE ATTEA - AYE
VACANT -

CARRIED 4-0.

ZBA Board members decided they would approve the September meeting minutes at the November meeting with the Planning Board.

CARGNONI, JAMES/2284 DUTCH HOLLOW ROAD/TAX MAP#45.-1-76/ZBA - SPECIAL USE PERMIT FOR HOME CHIROPRACTICE OFFICE

Mr. Cargnoni was present to discuss his application. He would like to utilize the separate room in his house as a chiropractic office for customers in this area. He currently has an office in Buffalo, NY and this would be his secondary office. He wants this to be a small office, anywhere from 0-5 patients a week by appointment only. The driveway is about 200 feet off the road and there is enough room for 3-4 parking spaces.

Matthew Sousa has no concerns; his only question is if there would be any exterior renovations and there will not be.

Brian Glise stated he would need to have a fire inspection beforehand.

Brian Glise asked if this is an allowable use in the home occupation code and the Board feels this is like a barber/beauty shop.

Jeff Mulligan asked if there was going to be a sign and there will not.

Bob Westfall asked what equipment would be used in the office; and there would be a table that moves for patients and a desk.

Jeff Mulligan asked if a special use permit is needed. Yes, and it would require a public hearing and site plan approval from the Planning Board.

Jeff Mulligan asked if this parcel had a special use permit previously since it was a bed and breakfast; Brian researched it and didn't see one. He only saw the parcel selling sporting equipment at one point but nothing for bed and breakfast.

There is a detailed statement of operations included in the application with which days and times the office would be open.

The Board also suggested having a little more detail in the site plan showing the number of parking spaces and their location as well as more detail of the office space.

Jeff Mulligan doesn't have a problem with the application, and we need to schedule a public hearing next month and the Planning Board can weigh in on the site plan then as well.

MOTION TO SCHEDULE A PUBLIC HEARING FOR NOVEMBER 20, 2023, WAS MADE BY CINDY KELLEN; SECONDED BY BOB WESTFALL.

JEFF MULLIGAN - AYE
CINDY KELLEN- AYE
BOB WESTFALL- AYE
DIANE ATTEA - AYE
VACANT -

CARRIED 4-0.

Kim will get the sign to Mr. Cargnoni two weeks prior to the November meeting.

Jeff asked if there were any updates on anything else.

There have been no further inquiries on a cannabis showcase, however Matt Sousa feels if the Governor extends the showcase provision, then we will possibly get an application.

There has not been any other update on the LivWell Community Center or Twin Cedar expansion.

MOTION TO CLOSE THE MEETING WAS MADE BY DIANE ATTEA; SECONDED BY BOB WESTFALL.

JEFF MULLIGAN - AYE
CINDY KELLEN- AYE
BOB WESTFALL- AYE
DIANE ATTEA - AYE
VACANT -

CARRIED 4-0.

MEETING CLOSED.